DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
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(916) 323-3177
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November 24, 2004

Mr. Cleve Morris
City Manager
City of Patterson
33 South Del Puerto Avenue
Patterson, CA 95363

Dear Mr. Morris:

RE: Review of the City of Patterson's Adopted Housing Element

Thank you for submitting Patterson's housing element adopted October 5, 2004 and received for review on October 8, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's June 14, 2004 review found the City of Patterson's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, the Department is pleased to find it in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends the City of Patterson for its programs to provide housing for all segments of the community, including strengthening the City's fair housing program to ensure broad dissemination of information and reducing or deferring development fees for affordable housing projects.

In addition, as mentioned in the June 2004 review, the Department commends the City for its program to encourage mixed-use developments by providing incentives for maximizing residential uses. The City should, however, continue to monitor the impact of the CUP requirement on the supply and feasibility of housing in the Downtown Core district and monitor the actual development activity in the district to ensure City policies and incentives are sufficient to facilitate development commensurate with Patterson's share of the regional housing need allocation for lower-income households.

As the adopted housing element is in compliance, the City of Patterson has met one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, such as transportation or park improvements. More specific information about the program is available on the Department's website at
http://www.hcd.ca.gov/ca/whrp.

The Department wishes Patterson success in implementing its housing element and looks forward to following the City's progress through the annual general plan reports pursuant to Government Code Section 65400.

If we can provide assistance to the City in implementing the housing element or should you have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Melinda Coy, Consultant, Laurin Associates
      Rod Simpson, Planning Director, City of Patterson
      Patrick Bodin, City Planner, City of Patterson
      Mark Stivers, Senate Committee on Housing & Community Development
      Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
      Terry Roberts, Governor's Office of Planning and Research
      Nick Cammarota, California Building Industry Association
      Marcia Salkin, California Association of Realtors
      Marc Brown, California Rural Legal Assistance Foundation
      Rob Weiner, California Coalition for Rural Housing
      John Douglas, AICP, Civic Solutions
      Deanna Kitamura, Western Center on Law and Poverty
      S. Lynn Martinez, Western Center on Law and Poverty
      Alexander Abbe, Law Firm of Richards, Watson & Gershon
      Michael G. Colantuono, Colantuono, Levin & Rozell, APC
      Ilene J. Jacobs, California Rural Legal Assistance, Inc.
      Richard Marcantonio, Public Advocates
      Miguel B. Donoso, Hispanic Task Force
      Eugene Smith, Tulare Co. Bldg. & Planning Department